



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

Thursday, August 4, 2016

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM

610 E Highway 260, Payson, AZ

10:00 am

REGULAR MEETING

1. The meeting was called to order at 10:05 a.m. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Chairman Mickie Nye.
3. Roll Call: Margie Chapman called the roll; Chairman Mickie Nye, Vice-Chairman Ray Jones, Travis Williams, Kurtis Knauss (in Globe), and Travis Holder (in Globe). Randy Slapnicka, Mary Lou Myers and Jay Spehar are absent. A quorum is present.

Community Development Staff Members Present: Robert Gould-Planner, Bill Hanna-Code Enforcement, and Margie Chapman Code Compliance Supervisor/Zoning Assistant.

Chairman Mickie Nye moved to change the order of the agenda and begin with item 6 Reynoso. No objections heard.

6. **Z-16-01 Roberta Reynoso**: Application for a change in zoning from C3 (Central Business District) to R1-D12 (Single Family Residential) for parcels #205-01-019N and #201-01-019P. Approval will allow the current owners to develop the property as single family residential.

Chairman Mickie Nye noted he has been friends of the family for a number of years but does not believe there will be a conflict of interest on this issue. Mr. Nye turned the meeting over to Bob Gould for the staff report.

In the 1980's, the Board of Supervisors rezoned a section of land along the highway from residential to commercial. This was to encourage commercial development in the area. The problem is many of these properties already had residential development. There were protests from property owners that did not want their property rezoned to commercial. The Board of Supervisors did rezone these properties to commercial. When residential property is zoned commercial, it is difficult to secure financing and transfer property. Some people have been denied residential financing because it is zoned commercial. We ask that this property be rezoned to R1-D12.

Chairman Mickie Nye asked if there were any questions for Mr. Gould by the Planning and Zoning Commission members. There were none. The meeting was opened for public comment. No comments. The property owner is present but declined to speak. The public comment portion of the meeting was closed.

Travis Williams motioned to approve the rezoning. Ray Jones seconded the motion. The motion passed unanimously. Bob Gould stated the Board of Supervisors hearing on this will be September 6, 2016.

The Planning and Zoning Commission meeting was recessed at 10:12 a.m. to proceed with the Board of Adjustment meeting.

Chairman Mickie Nye called the Planning and Zoning Commission meeting back to order at 10:39 a.m.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on June 16, 2016. Mickie Nye asked if there were any changes needed and there wasn't. Travis Williams motioned that the minutes be approved as is and Ray Jones seconded the motion. It was unanimously approved.
5. **Director/Commission Communication:** At any time during this meeting of the Planning and Zoning Commission and Planner Bob Gould of Community Development may present a brief summary of current events.

Mickie Nye opened the floor up to Bob Gould. Mr. Gould highlighted that Permit Tech Deb Bradway was awarded permit tech of the year by the Arizona Building Officials organization. Deputy Building Official Julie Scott is retiring.

INFORMATION/DISCUSSION/ACTION

7. **CPA-16-02 James and Mary Clinton:** Application to amend our current Gila County Comprehensive Plan from Neighborhood Commercial to Mixed Use for parcel #301-08-140A. Property is located at 8409 West Fossil Creek Road in Strawberry, Arizona. Approval will allow current owners to rezone this parcel to R1-D12 for single-family residential use.

Mr. Nye turned the meeting over to Bob Gould for the staff report. Several years ago, Gila County rezoned properties along Fossil Creek Road to C2 Commercial Use. The property use is residential. This creates problems for the property owner. The owner wants to split the two residential units on this property into separate properties.

Chairman Mickie Nye asked if there were any questions for Mr. Gould by the Planning and Zoning Commission members. Kurtis Knauss asked if there were any commercial use in the area that would be affected by this decision. There is no commercial development in this area. An adjacent property is owned by Gila County. Mr. Gould is not aware of any commercial plans for this property. No further comments.

The meeting was opened for public comment. No public comments. The public comment portion of the meeting was closed

Ray Jones made a motion to approved CPA-16-02 amending the Gila County Comprehensive Plan. Travis Holder seconded the motion. Bob Gould clarified that this will amend the Gila County Comprehensive Plan to Mixed Use Development. Mixed Use Development will allow both single-family residential and commercial development. The motion passed unanimously.

8. **Z-16-02 James and Mary Clinton:** Application request for a change in Zoning from C2/TD (Intermediate Commercial with a Trailer District Overlay) to R1-D12 (Single-Family Residential) for Parcel #301-08-140A. Property is located at 8409 West Fossil Creek Road in Strawberry, Arizona. Approval will allow the current owners to divide the property into two separate single-family residential lots.

Bob Gould continued. This is the action item that rezones the property to R1-D12.

Chairman Mickie Nye asked if there were any questions for Mr. Gould by the Planning and Zoning Commission members. No questions or comments.

The meeting was opened for public comment. No public comment. The public comment portion of the meeting was closed.

Ray Jones motioned to approve Z-16-02. Travis Holder seconded the motion. The motion passed unanimously.

9. Adjournment. Travis Williams made a motion to adjourn the meeting and Ray Jones seconded the motion. The motion to adjourn was unanimously approved at 10:47 a.m.